

**City of Greensboro Planning Department  
Zoning Staff Report  
February 14, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** G  
**Location:** 2712 Twin Lakes Drive  
  
**Applicant:** Richard and Muriel Boette  
**Owner:** Richard and Muriel Boette  
  
**From:** RS-12  
**To:** CD-RM-8

**Conditions:** 1) Uses limited to a maximum of two (2) dwelling units.  
 2) Existing structures to be retained.

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	17
<b>Net Density of Developable Land</b>	2
<b>Existing Land Use</b>	Single Family
<b>Acreage</b>	2.15
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature tress & grass <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential (3-5 d.u./acre)
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-9
<i>South</i>	Lake / Twin Lakes Bed & Breakfast	RS-12
<i>East</i>	Single Family	RS-12
<i>West</i>	Single Family	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-8 (PROPOSED) ZONING DISTRICTS
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre.
<b>CD-RM-8:</b> Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing, and similar residential uses at a density of 8.0 units per acre or less. See conditions for use limitation and other restriction.

TRANSPORTATION	
<b>Street Classification</b>	Pinecroft Road – Collector Street.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Pinecroft Road ADT = 9,757.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo Creek
<b>Floodplains</b>	FEMA FIRM maps from 1988 show that the property is not located in the 100 yr floodplain but according to City Draft Maps that are considered best available information at this time, part of the property (frontage to twin lakes) seems to be within the 100 yr floodplain.
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The zoning of this extended area has remained relatively stable over the years. One lot on the west side of Yow Road between Celeste Drive and Deer Place was rezoned from Residential 120S to Residential 90S by the Zoning Commission in 1989. The RS-9 rezoning (from RS-12) at the southeast quadrant of Vanstory Street and Pinecroft Road was approved by the Zoning Commission on August 9, 2004. Other than that more recent request, the zoning of this area has remained very stable since the time that a large area extending from Deer Place southward to Kilbourne Drive was rezoned from Residential 120S to Residential 90S by the City Council in 1959.

On May 10, 2004 the Zoning Commission approved a Special Use Permit for a Tourist Home (Bed & Breakfast) for the property located on the south side of the lake.

A one-story log building located in the northeast corner of the subject property had been used as an accessory dwelling in the past but lost its grandfathered status when it was left vacant for more than a year.

The Development Ordinance allows detached accessory dwelling units subject to certain development standards. On single family detached lots, the accessory dwelling unit must meet

all the setbacks applicable to the principal dwelling unit. The existing accessory building cannot meet the rear setback standard of RS-12. Furthermore, in single family zoning districts, the accessory dwelling unit must be part of an accessory garage or pool house. The existing building does not meet this requirement either.

By rezoning to CD-RM-8, the existing building will meet the required rear setback of 20 feet and the freestanding nature of the dwelling unit would be permitted as a residential group development.

Given the lake setting, the private street access, the low density, large lot pattern around Willow Lake, and the secluded nature of this location, staff feels that this rezoning to permit use of the existing structure as a dwelling unit is a reasonable request that will not adversely affect adjacent or nearby property. The proposal is compatible with the character of the neighborhood. Given the Generalized Future Land Use Map designation and the surrounding and nearby land uses, staff feels that this is a reasonable proposal that is consistent with Connections 2025.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.